



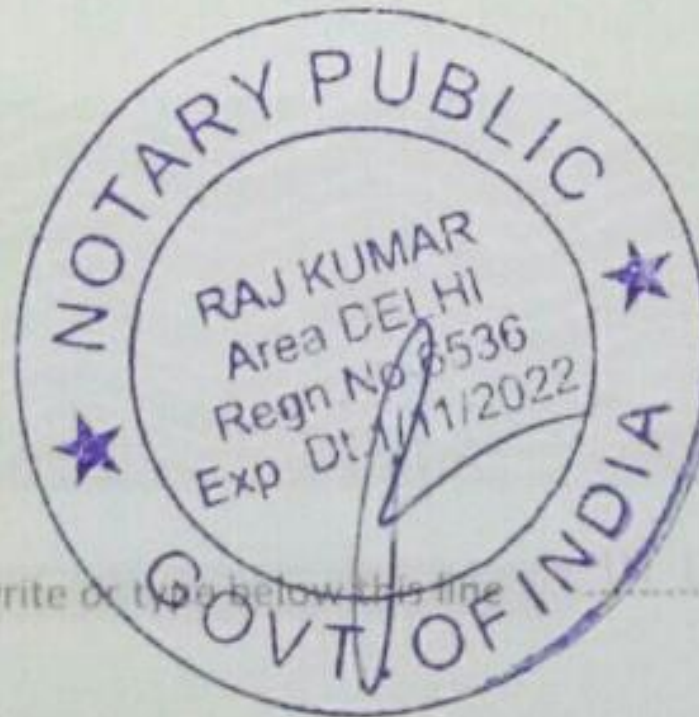
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## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

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|---------------------------|---|
| Certificate No.           | : IN-DL68940622028721T  |
| Certificate Issued Date   | : 24-Dec-2021 02:55 PM  |
| Account Reference         | : IMPACC (IV)/ dl1033103/ DELHI/ DL-DLH   |
| Unique Doc. Reference     | : SUBIN-DL DL103310329639702220497T   |
| Purchased by              | : NISHA DUBEY   |
| Description of Document   | : Article 35(i) Lease- Rent deed upto 1 year  |
| Property Description      | : D-27, GROUND FLOOR, D-BLOCK, NAWADA HOUSING COMPLEX,<br>UTTAM NAGAR, NEW DELHI-110059 |
| Consideration Price (Rs.) | : 0<br>(Zero)   |
| First Party               | : NISHA DUBEY   |
| Second Party              | : GYANENDRA KUMAR   |
| Stamp Duty Paid By        | : NISHA DUBEY   |
| Stamp Duty Amount(Rs.)    | : 50<br>(Fifty only)  |



Please write or type below this line

Entry No. 1341 Notary Public

#### Statutory Alert

1. The authenticity of this Stamp certificate should be verified at 'www.shoelamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



## RENT AGREEMENT

THIS RENT AGREEMENT IS EXECUTED AND MADE AT DELHI ON 24/12/2021 BETWEEN SMT. NISHA DUBEY W/O RAJESH KUMAR R/O PLOT NO-D-27, D-BLOCK, NAWADA HOUSING COMPLEX, UTTAM NAGAR, NEW DELHI-110059 (HEREINAFTER CALLED THE FIRST PARTY / OWNER), which expression shall unless excluded by or repugnant to the context be deemed to include its legal heirs, administrators, representatives and permitted assignee.

AND

MR. GYANENDRA KUMAR S/O SH. VIRPAL SINGH, R/O VILLAGE, HASDAN ALIPUR, BASAI NEEM, HERA JALSAH BATH, UTTAR PRADESH-207302 (UID NO-4736-8292-9168) HEREINAFTER CALLED THE SECOND PARTY / TENANT) which express shall unless excluded by or repugnant to the context be deemed to include its legal heirs, administrators, representatives and permitted assignee.

- WHEREAS THE FIRST PARTY IS THE ACTUAL OWNER AND IN A POSSESSION OF PLOT NO-D-27, GROUND FLOOR D-BLOCK, NAWADA HOUSING COMPLEX, UTTAM NAGAR, NEW DELHI-110059 HEREINAFTER CALLED and referred to as the said property)

And whereas the second party has approached to the first party to let-out in the above mentioned property for monthly rent of Rs. 8000 (EIGHT THOUSAND RUPEES ONLY). THAT the second party has already paid a first month rent to the first party and excluding maintenance charges, on the following terms and conditions:

### NOW IT IS HEREBY AGREED BETWEEN THE PARTIES UNDER:

1. That the second party will pay fixed monthly rent amount to the first party in advance 10<sup>TH</sup> day of every English calendar month by cash. That the tenant has already paid monthly rent in advance to the first party / owner.
2. That the tenancy of the said premises is for the period of 11-month w.e.f 6/10/2021 to 5/11/2022 (eleven months)
3. That the tenancy premises shall be used for **RESIDENTIAL PURPOSE ONLY**. That the second party shall be liable for pay extra water charge and electricity charges as per consumption per month and RWA charges to the concerned authority or landlord, that the second party shall be fully responsible for bear equal share of lift maintenance security guards charges electric points septic tank water submersible pump and maintenance with common electricity charges in the building including maintenance and cleaning charges. That the second party will be responsible for any type of tempering in electricity meter and electricity theft and accordingly penalty imposed by BSES.
4. That the second party / tenant shall not sub-let any portion of the rent premises to anyone else. Tenant is also not permitted to part with any portion of the rented premises to anyone else by way of partnership etc.
5. That the second party shall be responsible for minor repair / maintenance / white-wash / paint work done at his own cost in the tenancy premises time to time.
6. That the second party shall handover the peaceful vacant physical possession of the said premises on the same conditions after expiry of agreement period subject to normal wear and tear conditions i.e. done of white in the premises they need to handover bathroom and other room and cleaned conditions, otherwise they shall pay Rs. 1000/- towards cleaning charges.
7. That the first party/landlord will not responsible for any pending loan for the above mentioned tenancy period in future time. That the second party shall not carry out any additions alterations in the existing structure of the said property without the written consent of the first party.
8. That the second party will pay security amount of NIL to the first party, which the refundable without interest after deducting of any type of dues or liabilities and its not adjustable in the monthly rent. If in case the second party will vacate the tenancy premises before the completion of ONE MONTH locking period then the first party shall be fully authorized for treated and forfeited the security amount.
9. That in any case, either of the parties shall terminate this agreement before expire of the agreement period then both the parties shall give "one month" prior notice to the other party, ( after completion of lock-in-period)
10. That in case, the first party sells the above Said Property, And Then the Second Party Shall Vacate and Release the above said premises within the prior notice as per this agreement.
11. That this rent agreement can be extended for another period with the mutual consent with the interest of first party/ landlord in writing of both the parties after increasing with 10% in the monthly rent. In case the second party tenant fails of pay the monthly rent amount to the first party time to time then the first party shall be entitled to take the legal action against the second party.



12. That the first party can check the tenancy premises at any reasonable time. That the premises will be used by the second party as per its discretion with assurance that no illegal activities shall be carried out and neither the second party will store any chemical, hazardous or inflammable goods etc. in the said premises. That the second party shall be liable to follow all the existing rules and regulations.
13. That the both parties shall abide by all the rules the regulations of relevant act in force and terms and conditions of this agreement. That the both parties have signed on this agreement with their sound mind and good health.
14. That if the tenant stop or delay the payment of rent, electricity and water charges the landlord will be free intimate legal proceeding for the recovery of all the arrears of rent to evict the tenant with interest rate of 10% per month.
15. Those in case the second party/tenant fails comply with the above terms and conditions the first party shall have the right to take possession of the premises from the second party/tenant without any prior notice and evict the said tenant from the premises & terminate the tenancy from the same day.
16. That all the rules and regulations of the Govt/DDA/DJB/MCD/BSES Shall Be Observed By The second party and shall not do any work causes pollution or irritation of the neighborhood, if second party not obey the GOVT/DDA/DJB/MCD/BSES rules then the second party will be fully responsible for the same and will pay the penalty.
17. That the second party/tenant shall be liable for pay the conversion charges to the competent authority.
18. If any miss happening/illegal activity/unauthorized person take place then the second party will be wholly responsible.

IN WITNESS WHERE OF both the parties have signed this agreement, in the presence of the following witnesses.

WITNESSES

1. *Trivendra Kumar*

2. *Sangeeta Jalon*

*Nishu*  
OWNER/FIRST PARTY

*Trivendra Kumar*  
TENANT/SECOND PARTY

**ATTESTED**  
Notary Public, Delhi  
24 DEC. 2021

